

[Title 19 ZONING](#)

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**Chapter 19.44 R-M RESIDENTIAL ZONE**[19.44.010 Purpose of provisions.](#)[19.44.020 Permitted uses.](#)[19.44.030 Conditional uses.](#)[19.44.040 Lot area.](#)[19.44.050 Lot width.](#)[19.44.060 Front yard.](#)[19.44.070 Side yard.](#)[19.44.080 Rear yard.](#)[19.44.090 Coverage restrictions.](#)[19.44.100 Building height.](#)[19.44.110 Density.](#)**19.44.010 Purpose of provisions.**

The purpose of the R-M zone is to provide areas in the county for high-density residential development. (Prior code § 22-22-1)

**19.44.020 Permitted uses.**

Permitted uses in the R-M zone include:

- Agriculture;
- Home business, subject to Chapter 19.85;
- Home day care/preschool, subject to Section 19.04.293;
- Household pets;
- Residential development, with a maximum number of two units per structure per lot;
- Residential facility for elderly persons.

(Ord. 1535 § 4 (part), 2004; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; prior code § 22-22-2)

**19.44.030 Conditional uses.**

Conditional uses in the R-M zone include:

- Airport;
- Apartments;
- Apartments for elderly persons;
- Banks;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn, which may include conference meeting rooms;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-M zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Electrolysis of hair;
- Golf course;
- Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;
- Home day care/preschool, subject to Section 19.04.293;
- Hospital;
- Hotel;
- Lodging house;
- Massage (every massage technician shall be licensed by the state);
- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- Office, business and/or professional;
- Parking lot;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;

- Private nonprofit recreational grounds and facilities;
  - Public and quasi-public uses;
  - Rail transit mixed-use, provided it meets the following requirements:
    - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
    - B. The property is located within one-quarter mile of a rail station.
    - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
    - D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
    - E. Parking is not allowed between the building and the public street.
    - F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
    - G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
    - H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."
    - I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
  - Reception center and/or wedding chapel;
  - Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040;
  - Residential health care facility;
  - Shared parking;
  - Short-term rental provided:
    - A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and
    - B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.
  - Sportsman's kennel (minimum lot area one acre);
  - Tanning studio;
  - Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
  - Veterinary; provided, that:
    - A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,
    - B. There is no sale of merchandise on the premises, and
    - C. There is no overnight boarding of animals.
- (Ord. 1574 § 2 (part), 2005; Ord. 1539 § 12, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1416 § 2 (part), 1998; Ord. 1367 § 7, 1996; Ord. 1331 § 4, 1996; Ord. 1293 § 2, 1995; Ord. 1228 § 2 (part), 1993; Ord. 1216 § 2, 1992; Ord. 1198 §§ 9 (part), 11, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 6 (part), 1990; Ord. 1115 § 5 (part), 1990; Ord. 1088 § 6 (part), 1989; (part) of Ord. passed 12/15/82: prior code § 22-22-3)

#### **19.44.040 Lot area.**

The minimum lot area in the R-M zone shall be five thousand square feet for each one-family dwelling, with seven hundred fifty additional square feet for each additional dwelling unit in a dwelling structure having more than one dwelling unit. For group dwellings, the minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure, not less than five thousand square feet for any other main building. (Prior code § 22-22-4)

#### **19.44.050 Lot width.**

The minimum width of any lot in the R-M zone shall be fifty feet, at a distance twenty-five feet back from the front lot line. (Prior code § 22-22-5)

#### **19.44.060 Front yard.**

In the R-M zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of eight feet, shall be twenty-five feet or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings, other than private garages, shall be located at least six feet in the rear of the main building. (Prior code § 22-22-7)

#### **19.44.070 Side yard.**

In the R-M zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet. Dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. (Prior code § 22-22-6)

#### **19.44.080 Rear yard.**

In R-M zones, the minimum depth of the rear yard for any building shall be thirty feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Prior code § 22-22-8)

#### **19.44.090 Coverage restrictions.**

No building or group of buildings in an R-M zone, with their accessory buildings, shall cover more than sixty percent of the area of the lot. (Prior code § 22-22-10)

#### **19.44.100 Building height.**

A. No building or structure in an R-M zone shall contain more than six stories or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet. (Ord. 1509 § 8, 2003; Ord. 1102 § 20, 1990; prior code § 22-22-9)

#### **19.44.110 Density.**

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit

development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre
Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

(Ord. 1574 § 2 (part), 2005; Ord. 1539 § 11, 2004)

\* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

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